

## **ORDINANCE NO. 2013-23**

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH APPROVING ZONING CODE AMENDMENT NO. CA2012-008 FOR THE LIDO VILLAS PROJECT LOCATED AT 3303 AND 3355 VIA LIDO (PA2012-146)**

**WHEREAS**, an application was filed by DART Development Group, property owners, with respect to the subject property located at 3303 and 3355 Via Lido, and legally described as Lots 1201 to 1204 together with that portion of the adjoining alley of Tract 907, as shown on the map recorded in Book 28, Pages 25 to 36, inclusive, of Miscellaneous Maps, records of Orange County, California, together with that portion of Lots 4 and 5 of Tract 1117, in the City of Newport Beach, County of Orange, State of California, as shown on a map recorded in Book 35, Page 48 of Miscellaneous Maps, records of Orange County, California, together with a portion of the 20 foot alley adjoining said Lots 4 and 5 as abandoned by resolution of the City Council of Newport Beach on February 4, 1946, a certified copy of said resolution being recorded March 11, 1946 in Book 1400, Page 149 of Official Records, requesting adoption of a mitigated negative declaration and approval of a General Plan amendment (GPA), Coastal Land Use Plan (CLUP) amendment, Zoning Code amendment, site development review, and tentative tract map; and

**WHEREAS**, the proposed project consists of the demolition of a 3-story commercial building, a single-story church building (First Church of Christ, Scientist), and a 56-space surface parking lot to accommodate the development of 23 townhouse-style multi-family condominium units on a combined 1.2 acre site. A site development review and tentative map are required to allow the development of the 23 unit condominium project on the project site; and

**WHEREAS**, the Zoning designation of 3303 Via Lido is Private Institutions (PI, 0.75 FAR) and the Zoning designation of 3355 Via Lido is Multi-Unit Residential (RM, 2178); and

**WHEREAS**, the requested change of the Zoning District designations for both portions of the project site are to the PC-Planned Community Zoning District (Zoning Code Amendment No. CA2012-008). The application includes the adoption of the Lido Villas Planned Community that will provide land use and development standards for the construction and operation of a 23-unit condominium development. A waiver of the 10 acre (developed) minimum site area is requested as part of the establishment of the PC Zoning District. The resulting density under the PC Zoning District would be equivalent to the density allowed under the RM 2178 designation and would allow for a maximum of 23 dwelling units on-site (20 dwelling units per acre); and

**WHEREAS**, the subject property is located within the coastal zone. If approved, the subject application considered by the City Council will simultaneously change the Land Use Element of the General Plan and the Coastal Land Use Plan; and

**WHEREAS**, the Zoning Code Amendment will provide consistency with the General Plan and the Coastal Land Use Plan Amendments to establish multiple-unit residential uses for the project site; and

**WHEREAS**, the existing buildings and uses, and future development of the subject properties affected by the proposed amendment will be consistent with the goals and policies of the Land Use Element of the General Plan and the Coastal Land Use Plan; and will be consistent with the purpose and intent of the PC (Lido Villas Planned Community) Zoning Districts of the Newport Beach Municipal Code; and

**WHEREAS**, the Planning Commission considered a staff report on the application on August 22, 2013, in the City Hall Council Chambers, 100 Civic Center Drive, Newport Beach, California. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. The Planning Commission continued the item to the September 5, 2013, Planning Commission Meeting; and

**WHEREAS**, a public hearing was held by the Planning Commission on September 5, 2013 in the City Hall Council Chambers, 100 Civic Center Drive, Newport Beach, California. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Planning Commission at this hearing. At the conclusion of the public hearing, the Planning Commission voted (7 ayes and 0 noes) to adopt Planning Commission Resolution No. 1921 recommending City Council adoption of the Mitigated Negative Declaration and approval of the General Plan Amendment, Coastal Land Use Plan Amendment, Zoning Code Amendment, Site Development Review, and Tentative Tract Map; and

**WHEREAS**, a public hearing was held by the City Council on November 12, 2013, in the City Hall Council Chambers, 100 Civic Center Drive, Newport Beach, California. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the City Council at this hearing; and

**WHEREAS**, An Initial Study and Mitigated Negative Declaration have been prepared in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and City Council Policy K-3.

The draft Mitigated Negative Declaration was circulated for a 30-day comment period beginning on July 12, 2013, and ending on August 13, 2013. The environmental document and comments on the document were considered by the City Council in its review of the proposed project.

The documents and all material, which constitute the record upon which this decision was based, are on file with the Planning Division, City Hall, 100 Civic Center Drive, Newport Beach, California.

On the basis of the entire environmental review record, the proposed project, with mitigation measures, will have a less than significant impact upon the environment and there are no known substantial adverse affects on human beings that would be caused. Additionally, there are no long-term environmental goals that would be compromised by the project, nor cumulative impacts anticipated in connection with the project. The mitigation measures identified and incorporated in the Mitigation Monitoring and Reporting Program are feasible and will reduce the potential environmental impacts to a less than significant level.

**WHEREAS**, the City Council finds that judicial challenges to the City's CEQA determinations and approvals of land use projects are costly and time consuming. In addition, project opponents often seek an award of attorneys' fees in such challenges. As project applicants are the primary beneficiaries of such approvals, it is appropriate that such applicants should bear the expense of defending against any such judicial challenge, and bear the responsibility for any costs, attorneys' fees, and damages which may be awarded to a successful challenger.

Therefore, to the fullest extent permitted by law, applicant and property owner shall defend, indemnify, release and hold harmless the City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to the project, the project's approval based on the City's CEQA determination and/or the City's failure to comply with the requirements of any federal, state, or local laws, including, but not limited to, CEQA, General Plan and zoning requirements. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding.

**THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH DOES HEREBY ORDAIN AS FOLLOWS:**

SECTION 1: The Zoning Map shall be amended from PI (0.75 FAR) for 3303 Via Lido and from RM (2178) for 3355 Via Lido, to establish the PC Zoning District, as provided in the map Exhibit "A", and establishing the Lido Villas Planned Community, attached as Exhibit "B", with all other provisions of the existing Zoning Map remaining unchanged. Zoning Code Amendment No. CA2012-008 shall not become effective until the effective date of approval by the California Coastal Commission of the amendment to the Coastal Land Use Plan, LC2013-001.

SECTION 2: If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

SECTION 3: The Mayor shall sign and the City Clerk shall attest to the passage of this Ordinance. This Ordinance shall be published once in the official newspaper of the City, and the same shall become final and effective thirty (30) days after the date of its adoption.

This Ordinance was introduced at a regular meeting of the City Council of the City of Newport Beach held on November 12, 2013, and adopted on November 26, 2013, by the following vote, to wit:

AYES, COUNCILMEMBERS \_\_\_\_\_

\_\_\_\_\_

NOES, COUNCILMEMBERS \_\_\_\_\_

\_\_\_\_\_

ABSENT COUNCILMEMBERS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
KEITH D. CURRY, MAYOR

ATTEST:

\_\_\_\_\_  
LEILANI I. BROWN, CITY CLERK

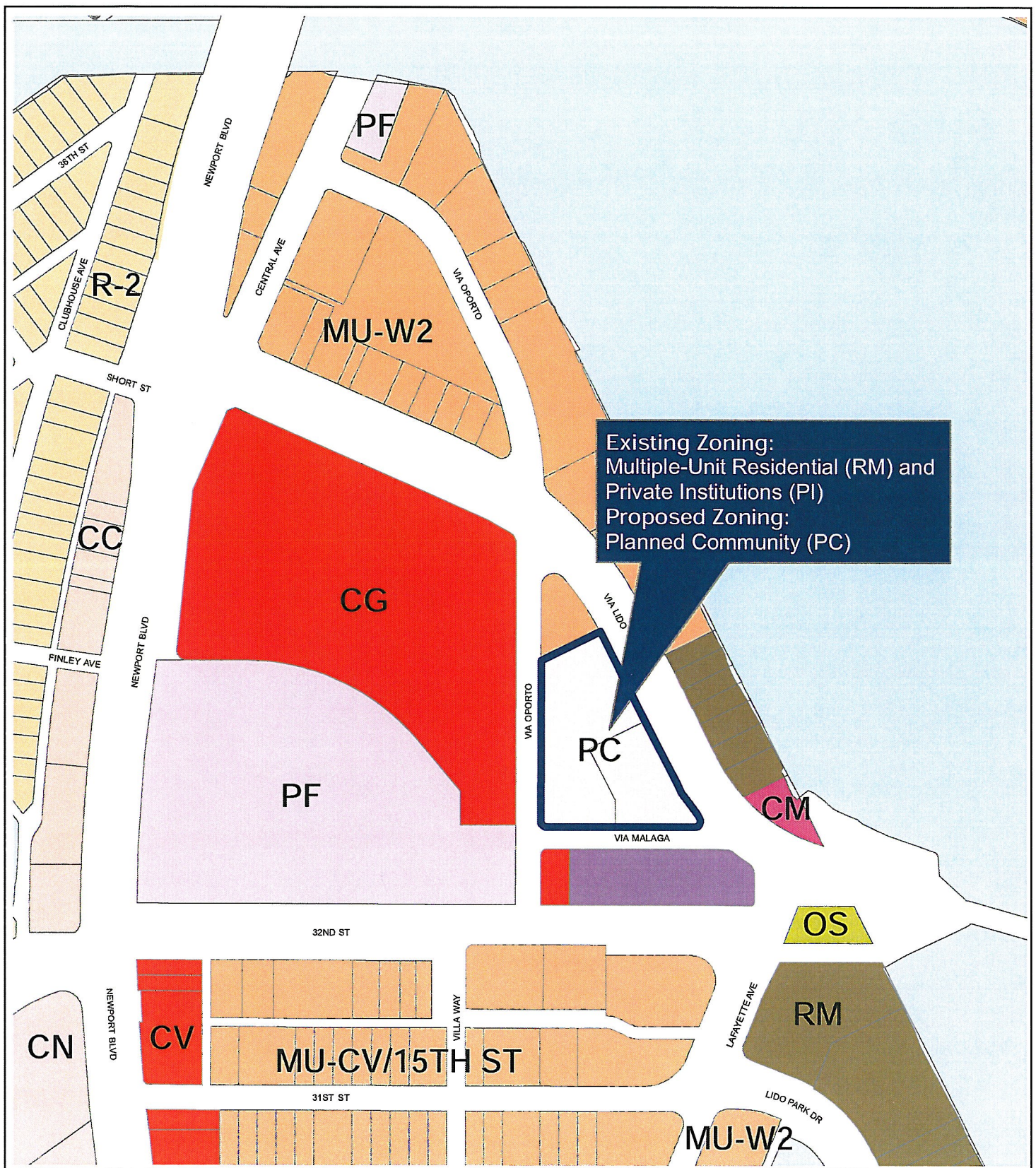
**APPROVED AS TO FORM:**  
CITY ATTORNEY'S OFFICE

\_\_\_\_\_  
AARON C. HARP, CITY ATTORNEY



**Exhibit "A"**

**Zoning Map Amendment**



CA2012-008 (PA2012-146)  
Zoning Code Amendment  
3303 and 3355 Via Lido

0 125 250 Feet



NEWPORT  
Beach  
info



**Exhibit "B"**

**Lido Villas Planned Community Text**

# ***LIDO VILLAS***

## **Planned Community Development Plan**

Date: September 10, 2013

Ordinance No. 2013-23  
Adopted November 26, 2013

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## LIST OF EXHIBITS

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Exhibit Name	Exhibit Number
Conceptual Site Plan .....	A

## **1.0 INTRODUCTION AND PURPOSE**

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The Lido Villas Planned Community Development Plan (PCDP) is composed of 23 single family residential townhomes, totaling 63,592 square feet. It is located on the site across from the former City Hall building and bounded by Via Lido, Via Oporto and Via Malaga. The vision laid out in the City's Lido Village Concept Plan is that this parcel is to be part of a vibrant gateway village in the heart of the peninsula. The PCDP has been developed in accordance with the Newport Beach General Plan and is consistent with the Local Coastal Land Use Plan.

The purpose of this PCDP is to provide for the classification and development of coordinated, cohesive, comprehensive planning project with 23 single-unit residential townhomes called Lido Villas.

Whenever the regulations contained in the PCDP conflict with the regulations of the Newport Beach Municipal Code, the regulations contained in the PCDP shall take precedence. The Newport Beach Municipal Code shall regulate all development within the PCDP when such regulations are not provided within the PCDP Regulations.

## **2.0 GENERAL CONDITIONS AND REGULATIONS**

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### **1. Archaeological/Paleontological Resources**

Development of the site is subject to the provisions of City Council Policies K-4 and K-5 regarding archaeological and paleontological resources.

### **2. Architectural Design**

All development shall be designed with high quality architectural standards and shall be compatible with the surrounding uses. The development should be well-designed with coordinated, cohesive architecture and exhibiting a high level of architectural and landscape quality in keeping with the PCDP's prominent location on the Balboa Peninsula. Massing offsets, variation of roof lines, varied textures, openings, recesses, and design accents on all building elevations shall be provided to enhance the architectural style. Architectural treatments for all ancillary facilities shall be provided.

The residential dwelling units shall maintain an architectural theme consistent with a Modern interpretation of Coastal architectural themes, drawing inspiration from yachts in the adjacent Newport Harbor and coastal warehouses found within Lido Village. Buildings shall incorporate a mix of high quality building materials including stained cedar panels, concrete composite panels in cool white or gray colors, and glass guardrails incorporating wooden handrails or a striped glazing pattern.

### **3. Building Codes**

Construction shall comply with applicable provisions of the California Building Code and the various other mechanical, electrical and plumbing codes related thereto as adopted by the Newport Beach Municipal Code.

### **4. Flood Protection**

Development of the subject property will be undertaken in accordance with the flood protection policies of the City.

### **5. Grading and Erosion Control**

Grading and erosion control measures shall be carried out in accordance with the provisions of the Newport Beach Excavation and Grading Code and shall be subject to permits issued by the Community Development Department.



## **6. Gross Floor Area**

Gross floor area shall be defined as the total area of a building including the surrounding exterior walls.

## **7. Height and Grade**

The current site design for the proposed project includes 23 townhome units with flat roof and heights that vary between 31 feet 10 inches (top of roof and roof deck), 35'-4" (top of guardrail) and 39' (top of architectural feature and stairwell to the roof), 350 SF of area for the Harbor Unit and 200 SF of area for the Island Unit) measured from existing grade shown on the topographic survey prior to development of the site.

The architectural feature allows for a varied and interesting roofline as well as providing access and privacy to the outdoor living areas on the roof. The height of any structure within the PCDP shall not exceed thirty nine (39) feet, unless otherwise specified. The height of a structure shall be the vertical distance between the highest point of the structure and the grade directly below.

## **8. Landscaping/Irrigation**

Landscaping and irrigation shall be provided in all areas not devoted to structures, parking lots, driveways, walkways, private patios, and common area patios to enhance the appearance of the development, reduce heat and glare, control soil erosion, conserve water, screen adjacent land uses, and preserve the integrity of PCDP. Landscaping and irrigation shall consist of a combination of trees, shrubs, groundcover and hardscape improvements. Landscaping shall be prepared in accordance with the Landscaping Standards and Water-Efficient Landscaping Sections of the Newport Beach Municipal Code and installed in accordance with the approved landscape plans prepared by a licensed landscape architect.

## **9. Fences and Walls**

Fences, hedges and walls shall be in accordance with the Newport Beach Municipal Code Property Development Standards. Such elements shall not exceed forty-two (42) inches in height within the front setback. Where a nonresidential zoning district abuts a residential zoning district, a solid masonry wall a minimum of six (6) feet in height shall be required per the Newport Beach Municipal Code Property Development Standards Section 20.30.040.

## **10. Lighting – Outdoor**

All new outdoor lighting shall be designed, shielded, aimed, located and maintained to shield adjacent uses/properties and to not produce glare onto adjacent uses/properties. Lighting plans shall be prepared in compliance with the Outdoor Lighting Section of the Newport Beach Municipal Code and shall be prepared by a licensed electrical engineer. All lighting and lighting fixtures that are provided shall be maintained in accordance with the approved lighting plans.

## **11. Lighting – Parking & Walkways**

All lighting and lighting fixtures that are provided shall be maintained in accordance with the approved lighting plans. Light standards within parking lots shall be the minimum height required to effectively illuminate the parking area and eliminate spillover of light and glare onto adjoining uses/properties and roadways.

Parking lots and walkways accessing buildings shall be illuminated with a minimum of 0.5 foot-candle average on the driving or walking surface. Lighting plans shall be prepared in compliance with the Outdoor Lighting Section of the Newport Beach Municipal Code and shall be prepared by a licensed electrical engineer.

If the applicant wishes to deviate from this lighting standard, a lighting plan may be prepared by the applicant and submitted to the Community Development Director for review and approval.

## **12. Parking Areas**

Parking spaces, driveways, maneuvering aisles, turnaround areas, and landscaping areas of the parking lots shall be kept free of dust, graffiti, and litter. All components of the parking areas including striping, paving, wheel stops, walls, and light standards of the parking lots shall be permanently maintained in good working condition. Access, location, parking space and lot dimensions, and parking lot improvements shall be in compliance with the Development Standards for Parking Areas Section of the Newport Beach Municipal Code.

## **13. Sewage Disposal**

Sewage disposal service facilities for the PCDP will be provided by the City of Newport Beach and shall be subject to applicable regulations, permits and fees as prescribed by the City.

#### **14. Screening of Mechanical Equipment**

All new mechanical appurtenances (e.g., air conditioning, heating, ventilation ducts and exhaust vents, swimming pool and spa pumps and filters, transformers, utility vaults and emergency power generators) shall be screened from public view and adjacent land uses. The enclosure design shall be approved by the Community Development Department. All rooftop equipment (other than vents, wind turbines, etc.) shall be architecturally treated or screened from off-site views in a manner compatible with the building materials prior to final building permit clearance for each new or remodeled building. The mechanical appurtenances shall be subject to sound rating in accordance with the Exterior Noise Standards Section of the Newport Beach Municipal Code. Rooftop screening and enclosures shall be a maximum of 35'-4" feet above finished grade in accordance with the Height and Grade definition of Section 2.0 General Conditions and Regulations of the PCDP.

#### **15. Temporary Structures and Uses**

Temporary uses may be allowed only upon the approval of a limited term permit per Section 20.52.040 (Limited Term Permits) of the Zoning Code.

#### **16. Trash Container Storage for Residential Dwellings**

Trash container storage shall be located within each individual dwelling unit in a designated storage area. Trash collection will occur along the interior driveway of the Lido Villas property and will be provided by the City of Newport Beach. Each unit will place their trash along the edge of the interior driveway for collection.

#### **17. Water Service**

Water service to the PCDP will be provided by the City of Newport Beach and will be subject to applicable regulations, permits and fees as prescribed by the City.

### 3.0 LAND USE AND DEVELOPMENT REGULATIONS

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#### 3.1. LIDO VILLAS

Refer to Exhibit A - Conceptual Site Plan for the general location and placement of the townhomes.

##### 1. Number of Units

The maximum allowable number of single-family residential units shall be twenty three (23) at a density of 20 dwelling units/ gross acre.

##### 2. Permitted Uses

- a. Condominiums
- b. Recreation facilities ancillary to residential uses

Accessory structures and uses Prohibited Uses

Land uses that are not listed above are not allowed, except as provided by Chapter 20.12 (Interpretation of Zoning Code Provisions) of the Zoning Code or as required by State law.

##### Temporary Uses

Temporary uses may be allowed only upon the approval of a limited term permit per Section 20.52.040 (Limited Term Permits) of the Zoning Code.

##### 3. Development Standards

The following development standards shall apply to the townhomes:

- a. Lot Area  
The minimum lot size shall be 1 acre.

- b. Gross Floor Area per Unit

2,400 sq ft minimum  
3,200 sq ft maximum

- c. Building Area

The maximum allowable gross floor area for the Lido Villas townhomes shall be 63,600 square feet consistent with original project approval.

d. Building Height

The maximum allowable building height for the townhomes shall be 31 feet 10 inches, measured in accordance with the Height and Grade definition of Section 2.0 General Conditions and Regulations of the PCDP.

*Exceptions to Building Height*

Deck railings may exceed the building height limit and shall not exceed 35 feet 4 inches in height, measured in accordance with the Height and Grade definition of Section 2.0 General Conditions and Regulations of the PCDP. Roof deck railings shall consist of transparent materials such as glass or frosted glass. Accessory structures on the roof deck shall not be permitted to exceed 35' 4", measured in accordance with the Height and Grade definition of Section 2.0 General Conditions and Regulations of the PCDP.

Architectural projections up to 39 feet shall be allowed for an architectural feature encompassing a vaulted ceiling and stairwell in accordance with the Height and Grade definition of Section 2.0 General Conditions and Regulations of the PCDP. Harbor Units shall be limited to a maximum of 350 SF for this architectural projection and Island Units shall be limited to a maximum of 200 SF of area for this architectural projection up to 39 feet in height.

e. Building Setbacks

Via Lido-front

- 9 feet, first floor
- 4 feet 5 inches, second floor

Via Malaga-front

- 7 feet 3 inches, first floor
- 6 feet 6 inches second floor

Via Oporto-front

- 6 feet, first floor
- 3 feet, second floor

Interior property line to the north

- 5 feet

f. Parking

Two (2) enclosed private parking spaces shall be provided for each unit. ½ uncovered guest parking space shall be provided per unit for a total of 12 guest parking spaces. Each garage shall provide minimum clear interior dimensions of 17 feet 6 inches and shall be accessible to vehicles.

All parking spaces shall be maintained clear of obstructions for the parking of vehicles at all times. Vehicle parking and maneuvering areas shall be restricted to the operation, maneuvering and parking of operable vehicles and shall not be used for storage of any kind including the long-term storage of vehicles not in regular use.

g. Open Space

Common Open Space: 1,725 sq. ft. of common open space shall be provided for the community (at a rate of 75 sq. ft. per dwelling unit) with a minimum dimension of 15 feet.

Private Open Space: 5 percent of the gross floor area shall be provided as private open space with a minimum width dimension of 6-ft

h. Landscaping

Minimum Landscape Requirements

- Landscaping shall incorporate current street tree species along Via Lido (Gold Medallion Tree, Cassia Leptophylla), Via Malaga (Gold Medallion Tree, Cassia Leptophylla) and Via Oporto (Water Gum, Tristania Laurina).
- Planting areas adjacent to vehicular activity shall be protected by a continuous concrete curb or similar permanent barrier.
- Landscaping shall be located so as not to impede vehicular sight distance to the satisfaction of the City Traffic Engineer.
- All landscape materials and irrigation systems shall be maintained in accordance with the approved landscape and irrigation plans.
- All landscaped areas shall be maintained in a healthy and growing condition and shall receive regular pruning, fertilizing, mowing and trimming. All landscaped areas shall be kept free of weeds and debris.
- All irrigation systems shall be kept operable, including adjustments, replacements, repairs, and cleaning as part of regular maintenance.

- Landscape planting and irrigation plans and specifications shall be submitted by the applicant for review and approval by the Building Division or Planning Division prior to the issuance of a building permit.

Site landscaping will be in accordance with Chapter 20.36 (Landscaping Standards) of the Zoning Code and Chapter 14.17 (Water-Efficient Landscaping) of the Newport Beach Municipal Code. Plants shall be adapted to the coastal climate of Newport Beach and appropriate to the specific soil, topographic, and sun/shade conditions of the project site. Drought-tolerant plants shall be used to the maximum extent practicable. Plant species having comparable water requirements shall be grouped together for efficient use of irrigation water. All plant materials shall conform to or exceed the plant quality standards of the latest edition of American Standard for Nursery Stock published by the American Association of Nurserymen, or the equivalent. Plant selection shall be harmonious to the character of the project and surrounding projects and shall not be listed as an invasive species by the California Invasive Plant Council.

i. Irrigation Guidelines

An irrigation system shall be installed and shall incorporate appropriate locations, numbers, and types of sprinkler heads and emitters to provide appropriate amounts of water to all plant materials. Application rates and spray patterns shall be consistent with the varying watering requirements of different plant groupings.

Irrigation systems and controls shall include technology that minimizes over watering by either: (a) directly measuring soil moisture levels, plant types, and soil types and adjusting irrigation accordingly; or, (b) receiving weather information on a least a daily basis via satellite or similar transmission and adjusting irrigation accordingly. The irrigation system shall be designed so as to prevent over-watering and minimize overspray and runoff onto streets, sidewalks, driveways, buildings, fences, and windows consistent with water conservation and pollution run-off control objectives.

j. Lighting

Outdoor lighting standards will be in accordance with Section 20.30.070 (Outdoor Lighting) of the Zoning Code. Lighting of building interior common areas, exteriors and parking areas shall be developed



in accordance with City Standards and shall be designed and maintained in a manner which minimizes impacts on adjacent land uses. Nighttime lighting shall be limited to that necessary for security. The plans for lighting shall be prepared and signed by a licensed electrical engineer and shall be subject to review and approval of the Community Development Director or their designee.

k. Mechanical Equipment

Mechanical equipment shall not exceed 35 feet 4 inches in height and shall comply with Section 20.30.020 (Buffering and Screening) of the Zoning Code). All mechanical appurtenances on building roof tops and utility vaults shall be screened in a manner meeting the approval of the Director of Community Development or their designee.

l. Telephone, Gas and Electrical Service

All "on site" gas lines, electrical lines and telephone lines shall be placed underground. Transformer or terminal equipment shall be visually screened from view from streets and adjacent properties.

m. Grading

Grading of the development area shall be conducted and undertaken in a manner both consistent with applicable grading manual, standards and ordinances of the City of Newport Beach and in accordance with a grading plan approved by the City of Newport Beach Building Division.

n. Outdoor Storage

The exterior of the units shall be maintained in accordance with Section 10.50.020 (Nuisance) of the City of Newport Beach Municipal Code.

### **3.2 Signs**

#### **A. Sign Allowance & Standards**

1. If three or more signs are proposed for the development, a sign program for the Lido Villas Planned Community shall be submitted for review and approved by the City of Newport Beach Community Development Director or their designee. Sign allowance and

standards will be in accordance with Chapter 20.42 (Sign Standards) of the Zoning Code.

## **4.0 SITE DEVELOPMENT REVIEW**

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### **4.1. Purpose**

The purpose of the Site Development Review process is to ensure new development proposals within the Lido Villas Planned Community Development are consistent with the goals and policies of the General Plan, the Lido Village Design Guidelines, and provisions of this Planned Community Development Plan.

### **4.2 Application**

Prior to the issuance of building permits for the proposed project, a site development review shall be required for the Lido Villas Planned Community development in accordance with the applicability, application materials, application fees, review authority, public notice and hearing procedures, findings and decision, minor changes by Director, and expiration and post-decision procedures set forth in Section 20.52.080 (Site Development Reviews) of the Zoning Code.

The site plan illustrates a residential development with 23 numbered units. The units are distributed across two parcels: Parcel A (units 1-12) and Parcel B (units 13-23). The plan includes detailed annotations for parking spaces, fire access, ADA-compliant paths, and property lines. Key streets shown are Via Oporto, Via Malaga, and Via Lido. A north arrow and a scale of 1/16" = 1'-0" are provided at the bottom right.